HOUSING MARKET INFORMATION

HOUSING NOW TABLES
BC Region

Date Released: Third Quarter 2018

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HOUSING NOW REPORT TABLES

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2018		
British Columbia	May 2018	June 2018
Trend[1], urban centres[2]	41,503	38,978
SAAR, urban centres[2]	40,584	34,283
	June 2017	June 2018
Actual, urban centres[2]		
June - Single-Detached	1,004	908
June - Multiples	2,274	2,055
June - Total	3,278	2,963
January to June - Single-Detached	4,854	4,571
January to June - Multiples	13,791	14,613
January to June - Total	18,645	19,184

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of British Columbia Region
Second Quarter 2018

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2018	2,212	154	0	105	980	3,289	316	2,686	712	10,454
Q2 2017	2,568	142	36	203	1,234	4,093	250	2,342	700	11,568
% Change	-13.9	8.5	-100.0	-48.3	-20.6	-19.6	26.4	14.7	1.7	-9.6
Year-to-date 2018	3,740	290	18	222	2,101	7,493	628	4,692	1,024	20,208
Year-to-date 2017	4,219	252	59	300	2,053	7,749	401	3,612	981	19,626
% Change	-11.4	15.1	-69.5	-26.0	2.3	-3.3	56.6	29.9	4.4	3.0
UNDER CONSTRUCTION										
Q2 2018	8,060	595	63	369	4,374	31,053	932	13,324	1,971	60,831
Q2 2017	8,322	520	137	504	4,170	25,471	808	11,005	2,119	53,146
% Change	-3.1	14.4	-54.0	-26.8	4.9	21.9	15.3	21.1	-7.0	14.5
COMPLETIONS										
Q2 2018	1,880	146	58	146	1,130	2,700	318	2,292	379	9,049
Q2 2017	1,760	122	21	103	1,197	3,819	217	1,558	418	9,215
% Change	6.8	19.7	176.2	41.7	-5.6	-29.3	46.5	47.1	-9.3	-1.8
Year-to-date 2018	4,086	296	87	333	2,330	5,722	588	4,451	881	18,774
Year-to-date 2017	3,426	308	45	236	1,974	6,747	396	2,537	766	16,435
% Change	19.3	-3.9	93.3	41.1	18.0	-15.2	48.5	75.4	15.0	14.2
COMPLETED & NOT ABSORBED										
Q2 2018	1,241	105	16	47	294	388	n/a	n/a	n/a	2,091
Q2 2017	1,144	90	11	23	249	416	n/a	n/a	n/a	1,933
% Change	8.5	16.7	45.5	104.3	18.1	-6.7	n/a	n/a	n/a	8.2
ABSORBED										
Q2 2018	1,620	130	52	112	976	2,583	n/a	n/a	n/a	5,473
Q2 2017	1,610	137	17	90	1,189	3,684	n/a	n/a	n/a	6,727
% Change	0.6	-5.1	**	24.4	-17.9	-29.9	n/a	n/a	n/a	-18.6
Year-to-date 2018	3,563	262	80	263	2,119	5,650	n/a	n/a	n/a	11,937
Year-to-date 2017	2,913	273	38	175	1,945	6,572	n/a	n/a	n/a	11,916
% Change	22.3	-4.0	110.5	50.3	8.9	-14.0	n/a	n/a	n/a	0.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of British Columbia Region 2008 - 2017

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2017	9,058	697	104	568	4,812	16,463	978	8,511	2,473	43,664
% Change	2.3	-4.7	1.0	11.8	-0.2	12.1	6.4	-3.1	5.5	4.4
2016	8,858	731	103	508	4,823	14,680	919	8,786	2,345	41,843
% Change	11.4	-4.2	-56.7	132.0	22.6	31.1	31.3	79.1	53.1	33.1
2015	7,953	763	238	219	3,935	11,200	700	4,906	1,532	31,446
% Change	5.2	-18.0	124.5	28.1	4.9	16.3	3.1	26.3	-5.1	10.9
2014	7,559	931	106	171	3,751	9,630	679	3,884	1,615	28,356
% Change	16.1	11.5	**	71.0	16.1	-8.9	2.7	3.5	18.0	4.8
2013	6,513	835	22	100	3,231	10,572	661	3,751	1,369	27,054
% Change	6.3	16.1	-99.1	13.6	1.0	0.6	26.6	104.4	-31.1	-1.5
2012	6,129	719	2,476	88	3,198	10,510	522	1,835	1,988	27,465
% Change	-6.6	6.4	6.5	-29.6	-15.5	28.5	4.0	-16.4	-3.2	4.0
2011	6,559	676	2,325	125	3,783	8,181	502	2,195	2,054	26,400
% Change	-24.8	0.7	59.4	-36.5	15.4	16.4	-40.6	57.1	-28.7	-0.3
2010	8,723	671	1,459	197	3,277	7,031	845	1,397	2,879	26,479
% Change	46.9	40.4	93.5	58.9	41.8	119.7	109.7	126.4	28.3	64.7
2009	5,940	478	754	124	2,311	3,201	403	617	2,244	16,077
% Change	-26.3	-35.1	-8.4	-51.4	-47.3	-78.9	-6.1	-34.3	-35.2	-53.2
2008	8,060	737	823	255	4,383	15,206	429	939	3,464	34,321

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
British Columbia Region
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Centres 100,000+											
Abbotsford-Mission	71	122	2	2	52	26	8	359	133	509	-73.9
Kelowna	230	278	26	20	74	93	672	689	1,002	1,080	-7.2
Vancouver	1,230	1,327	102	100	484	960	3,882	4,617	5,698	7,004	-18.6
Victoria	269	244	34	30	83	83	667	316	1,053	673	56.5
Centres 50,000 - 99,999											
Chilliwack	127	216	4	6	79	12	58	64	268	298	-10.1
Courtenay	65	80	6	2	14	0	37	6	122	88	38.6
Kamloops	67	125	26	18	4	10	162	4	259	157	65.0
Nanaimo	87	136	16	8	7	6	108	181	218	331	-34.1
Prince George	74	59	0	0	0	4	20	15	94	78	20.5
Vernon	51	56	20	12	27	11	16	8	114	87	31.0
Centres 10,000 - 49,999											
Campbell River	33	36	30	6	0	0	85	27	148	69	114.5
Cranbrook	9	17	0	0	0	0	0	0	9	17	-47.1
Dawson Creek	1	4	0	2	0	0	16	0	17	6	183.3
Duncan	28	38	4	2	0	0	116	3	148	43	**
Fort St. John	17	8	0	0	0	0	3	0	20	8	150.0
Nelson[1]	16	12	0	0	0	0	8	1	24	13	84.6
Parksville-Qualicum Beach	24	46	0	0	0	0	4	29	28	75	-62.7
Penticton	40	41	16	18	11	12	100	98	167	169	-1.2
Port Alberni	15	15	0	2	0	0	0	1	15	18	-16.7
Powell River	8	12	0	0	0	10	1	0	9	22	-59.1
Prince Rupert	1	2	0	0	0	0	0	0	1	2	-50.0
Quesnel	16	8	0	0	0	0	0	0	16	8	100.0
Salmon Arm	43	42	0	0	8	0	5	5	56	47	19.1
Capital F RDA	18	7	0	0	0	0	0	0	18	7	157.1
Squamish	12	18	10	0	0	0	1	7	23	25	-8.0
Summerland	14	21	0	0	0	0	2	5	16	26	-38.5
Terrace	9	3	0	0	0	0	0	0	9	3	200.0
Williams Lake	15	5	0	0	0	0	0	0	15	5	200.0
Total British Columbia (10,000+)	2,614	2,978	302	228	851	1,227	5,975	6,435	9,742	10,868	-10.4

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
British Columbia Region
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Centres 100,000+											
Abbotsford-Mission	141	194	8	2	151	53	32	668	332	917	-63.8
Kelowna	341	447	48	46	123	142	775	1,220	1,287	1,855	-30.6
Vancouver	2,257	2,221	164	164	1,121	1,556	9,020	8,332	12,562	12,273	2.4
Victoria	424	472	64	46	120	140	1,160	560	1,768	1,218	45.2
Centres 50,000 - 99,999											
Chilliwack	269	312	4	6	153	65	81	64	507	447	13.4
Courtenay[1]	98	126	22	4	46	4	40	24	206	158	30.4
Kamloops	115	145	28	26	12	10	212	5	367	186	97.3
Nanaimo	171	216	36	18	15	14	137	252	359	500	-28.2
Prince George	82	70	0	2	8	4	22	21	112	97	15.5
Vernon	65	89	32	26	34	18	88	13	219	146	50.0
Centres 10,000 - 49,999											
Campbell River	54	64	46	6	7	0	85	27	192	97	97.9
Cranbrook	21	19	0	0	0	0	0	0	21	19	10.5
Dawson Creek	1	4	0	2	0	0	16	0	17	6	183.3
Duncan	71	71	4	2	10	0	119	12	204	85	140.0
Fort St. John	18	12	0	0	0	0	3	1	21	13	61.5
Nelson[1]	19	13	0	0	4	0	8	1	31	14	121.4
Parksville-Qualicum Beach	54	96	0	0	0	0	8	29	62	125	-50.4
Penticton	68	73	32	38	30	24	117	109	247	244	1.2
Port Alberni	25	30	0	2	0	0	0	1	25	33	-24.2
Powell River	16	20	0	0	0	10	1	0	17	30	-43.3
Prince Rupert	2	4	0	0	0	0	0	1	2	5	-60.0
Quesnel	21	9	0	0	0	0	0	0	21	9	133.3
Salmon Arm	57	55	0	0	8	0	6	5	71	60	18.3
Capital F RDA	30	18	0	0	0	0	0	0	30	18	66.7
Squamish	20	28	10	0	29	0	203	9	262	37	**
Summerland	29	35	0	0	0	0	4	7	33	42	-21.4
Terrace	10	4	0	0	0	0	45	0	55	4	**
Williams Lake	15	7	0	0	0	0	0	0	15	7	114.3
Total British Columbia (10,000+)	4,571	4,854	506	390	1,914	2,040	12,193	11,361	19,184	18,645	2.9

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

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Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 100,000+								
Abbotsford-Mission	52	26	0	0	0	218	8	141
Kelowna	74	73	0	20	359	26	313	663
Vancouver	478	960	6	0	2,476	3,587	1,406	1,030
Victoria	74	70	9	13	157	68	510	248
Centres 50,000 - 99,999								
Chilliwack	79	12	0	0	49	62	9	2
Courtenay	14	0	0	0	0	0	37	6
Kamloops	4	10	0	0	92	0	70	4
Nanaimo	7	6	0	0	0	10	108	171
Prince George	0	4	0	0	0	0	20	15
Vernon	27	11	0	0	9	0	7	8
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	15	27	70	0
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	16	0	0	0
Duncan	0	0	0	0	112	0	4	3
Fort St. John	0	0	0	0	0	0	3	0
Nelson[1]	0	0	0	0	0	0	8	1
Parksville-Qualicum Beach	0	0	0	0	4	0	0	29
Penticton	11	12	0	0	0	91	100	7
Port Alberni	0	0	0	0	0	0	0	1
Powell River	0	0	0	10	0	0	1	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	8	0	0	0	0	4	5	1
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	0	0	0	0	0	0	1	7
Summerland	0	0	0	0	0	0	2	5
Terrace	0	0	0	0	0	0	0	0
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	836	1,184	15	43	3,289	4,093	2,686	2,342

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

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Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Abbotsford-Mission	151	53	0	0	0	517	32	151
Kelowna	123	122	0	20	413	208	362	1,012
Vancouver	1,115	1,556	6	0	6,172	6,600	2,848	1,732
Victoria	111	104	9	36	341	181	819	379
Centres 50,000 - 99,999								
Chilliwack	153	65	0	0	70	62	11	2
Courtenay	46	4	0	0	0	16	40	8
Kamloops	12	10	0	0	139	0	73	5
Nanaimo	15	14	0	0	0	38	137	214
Prince George	8	4	0	0	0	0	22	21
Vernon	34	18	0	0	9	0	79	13
Centres 10,000 - 49,999								
Campbell River	7	0	0	0	15	27	70	0
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	16	0	0	0
Duncan	10	0	0	0	112	5	7	7
Fort St. John	0	0	0	0	0	0	3	1
Nelson[1]	4	0	0	0	0	0	8	1
Parksville-Qualicum Beach	0	0	0	0	8	0	0	29
Penticton	30	24	0	0	4	91	113	18
Port Alberni	0	0	0	0	0	0	0	1
Powell River	0	0	0	10	0	0	1	0
Prince Rupert	0	0	0	0	0	0	0	1
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	8	0	0	0	0	4	6	1
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	29	0	0	0	198	0	5	9
Summerland	0	0	0	0	0	0	4	7
Terrace	0	0	0	0	0	0	45	0
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	1,899	1,974	15	66	7,501	7,749	4,692	3,612

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
British Columbia Region
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 100,000+								
Abbotsford-Mission	58	107	61	255	14	147	133	509
Kelowna	229	273	441	113	332	694	1,002	1,080
Vancouver	1,109	1,220	3,008	4,608	1,581	1,176	5,698	7,004
Victoria	266	258	249	150	538	265	1,053	673
Centres 50,000 - 99,999								
Chilliwack	99	157	151	136	18	5	268	298
Courtenay	47	69	27	7	48	12	122	88
Kamloops	72	113	113	39	74	5	259	157
Nanaimo	87	129	20	20	111	182	218	331
Prince George	71	59	1	4	22	15	94	78
Vernon	37	55	58	22	19	10	114	87
Centres 10,000 - 49,999								
Campbell River	33	35	45	34	70	0	148	69
Cranbrook	9	16	0	0	0	1	9	17
Dawson Creek	1	6	16	0	0	0	17	6
Duncan	27	38	117	0	4	5	148	43
Fort St. John	17	7	0	0	3	1	20	8
Nelson[1]	12	12	4	0	8	1	24	13
Parksville-Qualicum Beach	23	40	4	2	1	33	28	75
Penticton	38	44	19	116	110	9	167	169
Port Alberni	11	17	2	0	2	1	15	18
Powell River	6	12	0	0	3	10	9	22
Prince Rupert	1	2	0	0	0	0	1	2
Quesnel	7	7	0	0	9	1	16	8
Salmon Arm	32	24	17	22	7	1	56	47
Capital F RDA	16	7	0	0	2	0	18	7
Squamish	10	15	8	0	5	10	23	25
Summerland	8	17	3	2	5	7	16	26
Terrace	7	3	0	0	2	0	9	3
Williams Lake	5	4	0	0	10	1	15	5
Total British Columbia (10,000+)	2,366	2,746	4,374	5,530	3,002	2,592	9,742	10,868

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
British Columbia Region
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Abbotsford-Mission	116	176	173	580	43	161	332	917
Kelowna	359	460	543	346	385	1,049	1,287	1,855
Vancouver	1,991	2,054	7,341	8,251	3,230	1,968	12,562	12,273
Victoria	431	486	483	306	854	426	1,768	1,218
Centres 50,000 - 99,999								
Chilliwack	187	221	293	221	27	5	507	447
Courtenay	74	113	74	30	58	15	206	158
Kamloops	112	133	176	45	79	8	367	186
Nanaimo	155	206	53	68	151	226	359	500
Prince George	79	72	9	4	24	21	112	97
Vernon	58	98	69	32	92	16	219	146
Centres 10,000 - 49,999								
Campbell River	44	59	76	36	72	2	192	97
Cranbrook	18	18	0	0	3	1	21	19
Dawson Creek	1	6	16	0	0	0	17	6
Duncan	50	69	134	6	20	10	204	85
Fort St. John	18	11	0	0	3	2	21	13
Nelson[1]	15	13	8	0	8	1	31	14
Parksville-Qualicum Beach	51	85	8	5	3	35	62	125
Penticton	75	83	45	139	127	22	247	244
Port Alberni	20	30	2	0	3	3	25	33
Powell River	14	20	0	0	3	10	17	30
Prince Rupert	2	4	0	0	0	1	2	5
Quesnel	10	7	0	0	11	2	21	9
Salmon Arm	39	31	23	28	9	1	71	60
Capital F RDA	27	17	0	0	3	1	30	18
Squamish	17	23	235	0	10	14	262	37
Summerland	18	27	6	5	9	10	33	42
Terrace	8	4	0	0	47	0	55	4
Williams Lake	5	4	0	0	10	3	15	7
Total British Columbia (10,000+)	4,048	4,530	9,816	10,102	5,320	4,013	19,184	18,645

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
British Columbia Region
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Centres 100,000+											
Abbotsford-Mission	91	63	0	4	26	82	279	47	396	196	102.0
Kelowna	211	144	24	24	73	57	438	78	746	303	146.2
Vancouver	1,113	1,039	84	86	769	945	3,451	4,455	5,417	6,525	-17.0
Victoria	111	219	38	26	80	66	524	569	753	880	-14.4
Centres 50,000 - 99,999											
Chilliwack	144	47	6	2	94	18	63	0	307	67	**
Courtenay	25	55	4	2	0	8	1	3	30	68	-55.9
Kamloops	72	34	24	6	6	0	2	2	104	42	147.6
Nanaimo	112	95	12	4	24	0	46	45	194	144	34.7
Prince George	33	15	2	2	0	7	37	7	72	31	132.3
Vernon	50	36	8	6	18	0	5	4	81	46	76.1
Centres 10,000 - 49,999											
Campbell River	31	27	14	2	0	0	27	47	72	76	-5.3
Cranbrook	16	13	0	0	0	0	0	0	16	13	23.1
Dawson Creek	3	1	0	0	0	0	0	0	3	1	200.0
Duncan	29	24	0	2	0	3	9	38	38	67	-43.3
Fort St. John	4	5	4	0	15	4	1	51	24	60	-60.0
Nelson[1]	8	18	0	0	6	0	18	1	32	19	68
Parksville-Qualicum Beach	26	53	2	0	0	0	0	1	28	54	-48.1
Penticton	31	39	12	12	40	7	68	17	151	75	101.3
Port Alberni	12	20	0	0	0	0	0	0	12	20	-40.0
Powell River	9	7	0	0	5	0	2	0	16	7	128.6
Prince Rupert	0	2	0	0	0	0	0	0	0	2	-100.0
Quesnel	11	6	0	0	0	0	1	0	12	6	100.0
Salmon Arm	26	29	0	0	0	0	2	2	28	31	-9.7
Capital F RDA	7	15	0	0	0	0	0	0	7	15	-53
Squamish	15	16	4	0	0	0	7	6	26	22	18.2
Summerland	17	10	0	0	0	0	4	3	21	13	61.5
Terrace	5	6	0	0	0	0	0	1	5	7	-28.6
Williams Lake	4	7	0	0	0	0	0	0	4	7	-42.9
Total British Columbia (10,000+)	2,282	2,045	240	178	1,156	1,197	4,992	5,377	8,670	8,797	-1.4

Source: CMHC (Starts and Completions Survey)

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Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
British Columbia Region
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Centres 100,000+											
Abbotsford-Mission	211	152	2	20	42	118	306	125	561	415	35.2
Kelowna	334	265	44	62	116	85	679	167	1,233	579	113.0
Vancouver	2,440	1,959	166	170	1,662	1,478	7,638	7,655	11,906	11,262	5.7
Victoria	292	405	74	62	136	95	810	791	1,312	1,353	-3.0
Centres 50,000 - 99,999											
Chilliwack	334	124	10	4	173	66	64	3	581	197	194.9
Courtenay	76	108	6	2	4	8	21	8	107	126	-15.1
Kamloops	187	90	48	20	14	13	5	112	254	235	8.1
Nanaimo	205	206	16	12	32	17	187	98	440	333	32.1
Prince George	65	27	4	2	20	7	153	7	242	43	**
Vernon	92	84	14	24	18	0	12	11	136	119	14.3
Centres 10,000 - 49,999											
Campbell River	73	46	22	9	4	0	28	49	127	104	22.1
Cranbrook	39	30	0	0	0	0	0	0	39	30	30.0
Dawson Creek	7	3	4	2	0	0	0	1	11	6	83.3
Duncan	83	50	6	2	0	7	15	40	104	99	5.1
Fort St. John	10	15	10	12	15	8	1	55	36	90	-60.0
Nelson[1]	19	30	4	2	6	0	21	2	50	34	47
Parksville-Qualicum Beach	50	96	2	0	0	0	61	1	113	97	16.5
Penticton	56	68	24	22	52	10	77	20	209	120	74.2
Port Alberni	32	35	4	0	0	0	35	0	71	35	102.9
Powell River	15	15	2	2	5	0	2	1	24	18	33.3
Prince Rupert	3	5	0	0	0	0	0	0	3	5	-40.0
Quesnel	18	12	0	0	0	0	1	0	19	12	58.3
Salmon Arm	63	70	0	0	0	0	28	3	91	73	24.7
Capital F RDA	15	27	0	0	0	0	0	0	15	27	-44
Squamish	38	39	4	0	12	29	15	130	69	198	-65.2
Summerland	31	24	0	0	0	0	5	4	36	28	28.6
Terrace	12	11	0	0	0	4	1	1	13	16	-18.8
Williams Lake	5	15	0	0	0	0	1	0	6	15	-60.0
Total British Columbia (10,000+)	4,937	4,011	468	429	2,315	1,945	10,173	9,284	17,893	15,669	14.2

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 100,000+								
Abbotsford-Mission	26	82	0	0	160	0	119	47
Kelowna	53	48	20	9	123	56	315	22
Vancouver	769	945	0	0	2,275	3,426	1,176	1,029
Victoria	50	48	30	18	100	242	424	327
Centres 50,000 - 99,999								
Chilliwack	91	18	3	0	0	0	63	0
Courtenay	0	0	0	8	0	0	1	3
Kamloops	6	0	0	0	0	0	2	2
Nanaimo	24	0	0	0	0	9	46	36
Prince George	0	7	0	0	0	0	37	7
Vernon	18	0	0	0	0	0	5	4
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	27	0	0	47
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	0
Duncan	0	3	0	0	5	36	4	2
Fort St. John	15	4	0	0	0	50	1	1
Nelson[1]	6	0	0	0	10	0	8	1
Parksville-Qualicum Beach	0	0	0	0	0	0	0	1
Penticton	36	7	4	0	0	0	68	17
Port Alberni	0	0	0	0	0	0	0	0
Powell River	0	0	5	0	0	0	2	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	0	0	0	0	0	1	0
Salmon Arm	0	0	0	0	0	0	2	2
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	0	0	0	0	0	0	7	6
Summerland	0	0	0	0	0	0	4	3
Terrace	0	0	0	0	0	0	0	1
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	1,094	1,162	62	35	2,700	3,819	2,292	1,558

Source: CMHC (Starts and Completions Survey)

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Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Abbotsford-Mission	42	118	0	0	160	62	146	63
Kelowna	96	76	20	9	188	56	491	111
Vancouver	1,662	1,478	0	0	4,989	6,167	2,649	1,488
Victoria	102	69	34	26	193	242	617	549
Centres 50,000 - 99,999								
Chilliwack	170	66	3	0	0	0	64	3
Courtenay	4	0	0	8	16	0	5	8
Kamloops	14	13	0	0	0	0	5	112
Nanaimo	32	17	0	0	0	18	187	80
Prince George	20	7	0	0	106	0	47	7
Vernon	18	0	0	0	0	0	12	11
Centres 10,000 - 49,999								
Campbell River	0	0	4	0	27	0	1	49
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	1
Duncan	0	7	0	0	5	36	10	4
Fort St. John	15	4	0	4	0	50	1	5
Nelson[1]	6	0	0	0	10	0	11	2
Parksville-Qualicum Beach	0	0	0	0	4	0	57	1
Penticton	48	10	4	0	0	0	77	20
Port Alberni	0	0	0	0	0	0	35	0
Powell River	0	0	5	0	0	0	2	1
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	0	0	0	0	0	1	0
Salmon Arm	0	0	0	0	24	0	4	3
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	12	29	0	0	0	116	15	14
Summerland	0	0	0	0	0	0	5	4
Terrace	0	4	0	0	0	0	1	1
Williams Lake	0	0	0	0	0	0	1	0
Total British Columbia (10,000+)	2,245	1,898	70	47	5,722	6,747	4,451	2,537

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
British Columbia Region
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Centres 100,000+								
Abbotsford-Mission	80	56	194	89	122	51	396	196
Kelowna	204	138	188	123	354	42	746	303
Vancouver	988	952	3,099	4,419	1,330	1,154	5,417	6,525
Victoria	128	241	162	292	463	347	753	880
Centres 50,000 - 99,999								
Chilliwack	133	38	102	27	72	2	307	67
Courtenay	20	48	4	4	6	16	30	68
Kamloops	82	30	17	10	5	2	104	42
Nanaimo	95	85	36	15	63	44	194	144
Prince George	33	16	1	7	38	8	72	31
Vernon	46	39	23	1	12	6	81	46
Centres 10,000 - 49,999								
Campbell River	32	27	40	2	0	47	72	76
Cranbrook	12	11	0	0	4	2	16	13
Dawson Creek	3	1	0	0	0	0	3	1
Duncan	24	22	9	41	5	4	38	67
Fort St. John	8	5	15	54	1	1	24	60
Nelson[1]	6	17	17	1	9	1	32	19
Parksville-Qualicum Beach	20	52	4	0	4	2	28	54
Penticton	27	34	48	22	76	19	151	75
Port Alberni	7	16	3	2	2	2	12	20
Powell River	9	6	0	0	7	1	16	7
Prince Rupert	0	2	0	0	0	0	0	2
Quesnel	7	4	0	0	5	2	12	6
Salmon Arm	17	22	9	6	2	3	28	31
Capital F RDA	7	14	0	0	0	1	7	15
Squamish	12	14	2	1	12	7	26	22
Summerland	14	6	3	3	4	4	21	13
Terrace	5	3	0	0	0	4	5	7
Williams Lake	4	4	0	0	0	3	4	7
Total British Columbia (10,000+)	2,084	1,903	3,976	5,119	2,610	1,775	8,670	8,797

Source: CMHC (Starts and Completions Survey)

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Table 3.5: Completions by Submarket and by Intended Market
British Columbia Region
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Abbotsford-Mission	189	153	219	190	153	72	561	415
Kelowna	382	265	312	173	539	141	1,233	579
Vancouver	2,154	1,800	6,752	7,733	3,000	1,729	11,906	11,262
Victoria	330	451	320	323	662	579	1,312	1,353
Centres 50,000 - 99,999								
Chilliwack	258	105	246	85	77	7	581	197
Courtenay	62	91	30	12	15	23	107	126
Kamloops	176	82	64	41	14	112	254	235
Nanaimo	187	176	46	64	207	93	440	333
Prince George	80	28	114	7	48	8	242	43
Vernon	88	104	25	1	23	14	136	119
Centres 10,000 - 49,999								
Campbell River	75	47	43	8	9	49	127	104
Cranbrook	28	25	3	1	8	4	39	30
Dawson Creek	11	5	0	0	0	1	11	6
Duncan	76	42	15	49	13	8	104	99
Fort St. John	19	27	15	54	2	9	36	90
Nelson[1]	19	31	17	1	14	2	50	34
Parksville-Qualicum Beach	40	91	8	1	65	5	113	97
Penticton	46	65	76	32	87	23	209	120
Port Alberni	28	27	6	4	37	4	71	35
Powell River	16	14	0	2	8	2	24	18
Prince Rupert	3	5	0	0	0	0	3	5
Quesnel	12	7	0	0	7	5	19	12
Salmon Arm	39	50	47	18	5	5	91	73
Capital F RDA	15	23	0	2	0	2	15	27
Squamish	34	33	14	148	21	17	69	198
Summerland	21	19	9	4	6	5	36	28
Terrace	11	5	0	4	2	7	13	16
Williams Lake	5	8	0	0	1	7	6	15
Total British Columbia (10,000+)	**4,469**	**3,779**	**8,385**	**8,957**	**5,039**	**2,933**	**17,893**	**15,669**

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chilliwack													
Q2 2018	0	0.0	0	0.0	3	2.9	23	22.5	76	74.5	102	732,500	765,226
Q2 2017	0	0.0	0	0.0	6	14.6	15	36.6	20	48.8	41	670,000	705,466
Year-to-date 2018	0	0.0	1	0.3	10	3.3	69	22.9	221	73.4	301	700,000	745,515
Year-to-date 2017	0	0.0	1	1.0	13	12.4	42	40.0	49	46.7	105	640,000	690,773
Courtenay													
Q2 2018	0	0.0	0	0.0	2	7.1	13	46.4	13	46.4	28	800,000	718,219
Q2 2017	0	0.0	0	0.0	13	25.5	20	39.2	18	35.3	51	575,000	638,898
Year-to-date 2018	0	0.0	0	0.0	6	8.1	33	44.6	35	47.3	74	645,000	685,864
Year-to-date 2017	0	0.0	2	2.0	31	31.6	36	36.7	29	29.6	98	575,000	606,996
Kamloops													
Q2 2018	4	5.6	7	9.7	6	8.3	24	33.3	31	43.1	72	615,000	648,009
Q2 2017	6	15.0	8	20.0	6	15.0	5	12.5	15	37.5	40	480,000	512,669
Year-to-date 2018	10	6.1	26	15.8	10	6.1	60	36.4	59	35.8	165	575,000	606,153
Year-to-date 2017	9	9.2	20	20.4	14	14.3	27	27.6	28	28.6	98	520,000	515,263
Nanaimo													
Q2 2018	0	0.0	4	4.1	26	26.5	36	36.7	32	32.7	98	575,000	607,962
Q2 2017	1	1.1	10	11.4	21	23.9	35	39.8	21	23.9	88	525,000	593,237
Year-to-date 2018	1	0.6	5	2.8	45	25.0	61	33.9	68	37.8	180	590,000	648,511
Year-to-date 2017	5	3.0	30	18.1	45	27.1	55	33.1	31	18.7	166	510,000	544,684
Prince George													
Q2 2018	1	3.1	6	18.8	6	18.8	17	53.1	2	6.3	32	505,000	509,953
Q2 2017	0	0.0	4	19.0	10	47.6	7	33.3	0	0.0	21	450,000	480,525
Year-to-date 2018	5	7.2	18	26.1	16	23.2	27	39.1	3	4.3	69	470,000	467,505
Year-to-date 2017	0	0.0	12	29.3	19	46.3	10	24.4	0	0.0	41	445,000	457,298
Vernon													
Q2 2018	0	0.0	0	0.0	1	2.7	3	8.1	33	89.2	37	822,500	926,508
Q2 2017	0	0.0	0	0.0	1	2.3	9	20.9	33	76.7	43	730,000	813,073
Year-to-date 2018	0	0.0	0	0.0	1	1.4	6	8.3	65	90.3	72	822,500	919,980
Year-to-date 2017	0	0.0	1	1.2	2	2.4	25	29.8	56	66.7	84	700,000	767,050
Abbotsford-Mission CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	76	100.0	76	970,000	997,037
Q2 2017	0	0.0	0	0.0	3	3.5	3	3.5	80	93.0	86	880,000	1,023,419
Year-to-date 2018	1	0.5	1	0.5	1	0.5	7	3.8	172	94.5	182	930,000	972,961
Year-to-date 2017	1	0.6	0	0.0	3	1.8	7	4.2	154	93.3	165	865,000	984,105
Kelowna CMA													
Q2 2018	1	0.6	4	2.4	11	6.6	15	9.0	136	81.4	167	850,000	1,110,401
Q2 2017	0	0.0	13	9.8	10	7.5	29	21.8	81	60.9	133	720,000	839,226
Year-to-date 2018	2	0.6	4	1.3	20	6.4	31	9.9	257	81.8	314	900,000	1,120,236
Year-to-date 2017	2	0.8	18	7.3	26	10.6	58	23.7	141	57.6	245	700,000	832,597
Vancouver CMA													
Q2 2018	0	0.0	0	0.0	0	0.0	0	0.0	953	100.0	953	2,090,000	2,515,238
Q2 2017	0	0.0	0	0.0	0	0.0	1	0.1	992	99.9	993	1,975,000	2,371,279
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	0.1	2,123	99.9	2,126	2,170,000	2,532,368
Year-to-date 2017	0	0.0	0	0.0	1	0.1	19	1.1	1,669	98.8	1,689	1,750,000	2,182,495

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria CMA													
Q2 2018	0	0.0	2	2.0	0	0.0	3	3.0	96	95.0	101	1,030,000	1,221,175
Q2 2017	0	0.0	4	2.0	0	0.0	54	26.5	126	61.8	204	727,500	920,474
Year-to-date 2018	0	0.0	12	4.4	0	0.0	19	7.0	235	87.0	270	930,000	1,110,002
Year-to-date 2017	0	0.0	8	2.0	0	0.0	105	26.4	244	61.5	397	730,000	895,419
Total Urban Centres in British Columbia (50,000+)													
Q2 2018	6	0.4	23	1.4	55	3.3	134	8.0	1,448	86.9	1,666	1,335,000	1,822,672
Q2 2017	7	0.4	39	2.3	90	5.3	178	10.5	1,386	81.5	1,700	1,215,000	1,718,448
Year-to-date 2018	19	0.5	67	1.8	113	3.0	316	8.4	3,238	86.3	3,753	1,300,000	1,812,595
Year-to-date 2017	17	0.6	92	3.0	194	6.3	384	12.4	2,401	77.8	3,088	1,075,000	1,542,808

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for British Columbia

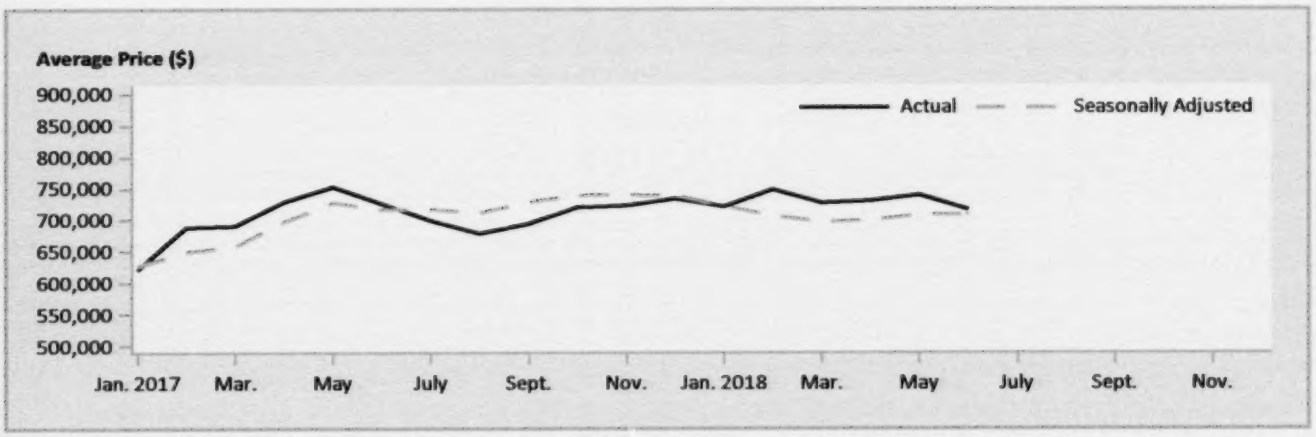


Figure 5.2: MLS® Residential Sales for British Columbia

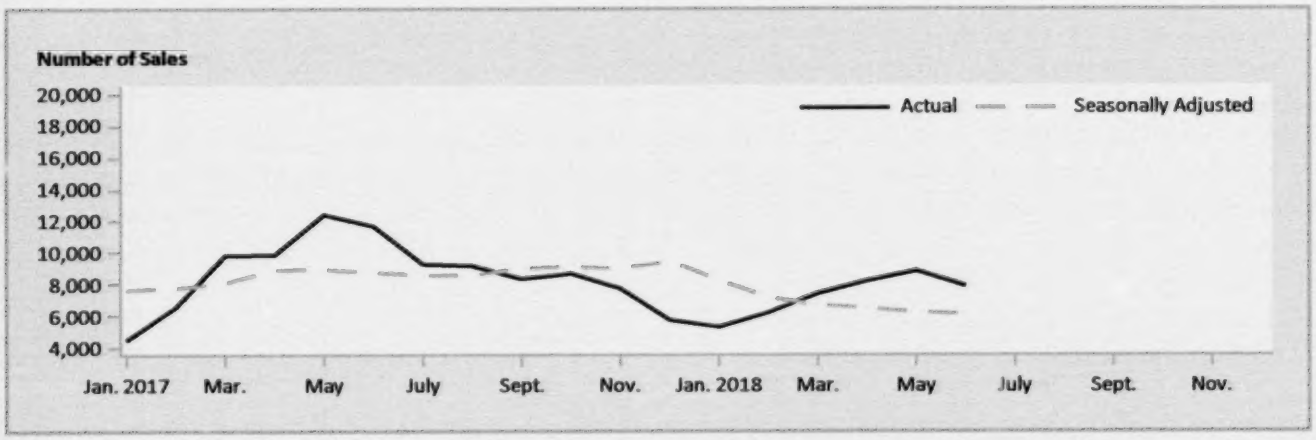
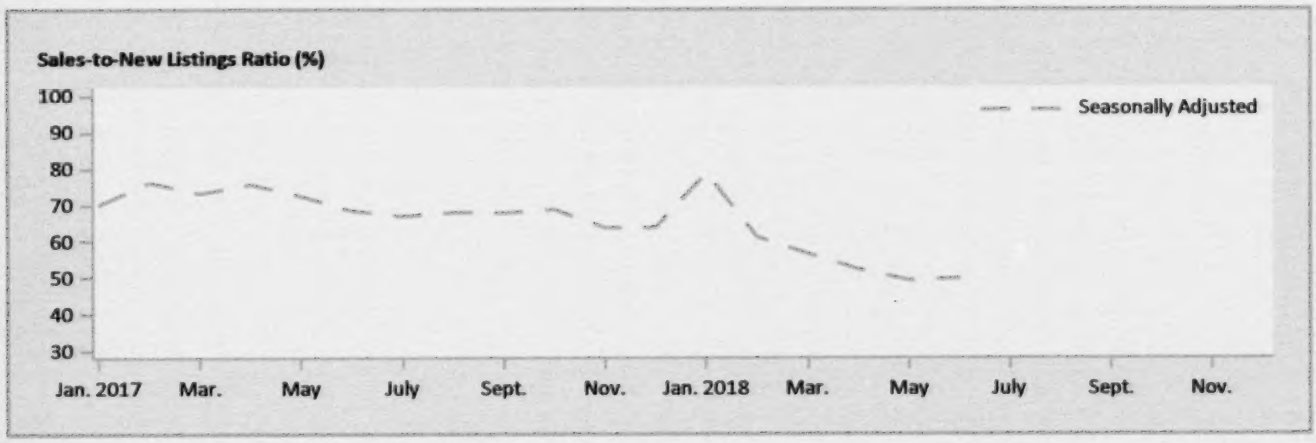


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for British Columbia



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for British Columbia Region
Second Quarter 2018

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2017	January - March	391	3.1	4.6	2,439.1	5.3	12,439	128.7	927	11,750,269	75.59
	April - June	393	3.1	4.6	2,469.6	5.3	19,137	131.0	919	13,203,309	74.36
	July - September	388	3.1	4.9	2,477.8	5.0	21,042	107.6	937	13,276,719	79.84
	October - December	389	3.2	5.0	2,482.5	4.8	7,174	157.4	962	13,180,270	78.65
2018	January - March	389	3.3	5.1	2,483.2	4.7	12,932	133.3	970	12,632,513	79.06
	April - June	390	3.4	5.3	2,471.5	5.0		123.2	984		77.45
	July - September										
	October - December										

Table 6.1: Growth (1) of Economic Indicators for British Columbia Region
Second Quarter 2018

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2017	January - March	n/a	0.0	0.0	3.7	-1.2	-8.5	15.5	1.0	6.5	n/a
	April - June	n/a	0.0	0.0	4.2	-0.6	-10.4	17.0	0.0	11.6	n/a
	July - September	n/a	0.0	0.1	3.7	-0.6	17.3	-12.9	1.4	8.1	n/a
	October - December	n/a	0.1	0.4	3.2	-1.2	115.2	27.7	4.4	9.4	n/a
2018	January - March	-0.7	0.2	0.5	1.8	-0.6	4.0	3.6	4.6	7.5	4.6
	April - June	-0.6	0.3	0.6	0.1	-0.3		-5.9	7.0		4.2
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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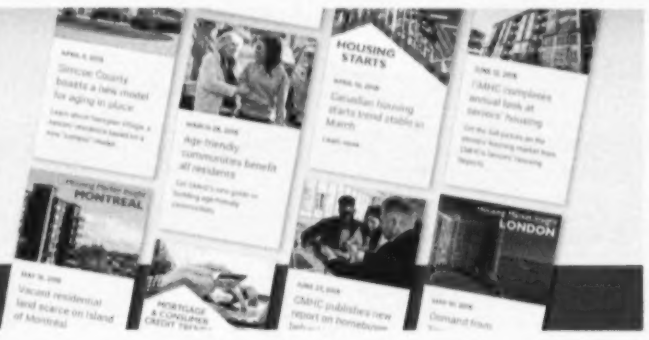

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